



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 5, 2009**

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COMMISSIONERS PRESENT: Vice-Chairman Tommy Garrett, Secretary Carol Ann Adams, Commissioners Brian Waggoner, Charles Koerth, Ed Gray, Cindie Moss, Dave Lester and Phil Philipp.

COMMISSIONERS ABSENT: Chairperson Jerry King

CITY STAFF PRESENT: Bill Crolley, Director of Planning and Development, Kevin Lasher, Chief City Planner, Martin Barkman, Senior Planner, Mary Elliott, Senior Planner, Ryan Miller, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Services, and Chris Hartmann, Executive Secretary.

Vice-Chairman Tommy Garrett called the meeting to order at 7:00 p.m.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following agenda items: #1-P080403A and #2-P091006.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item: #12-SU061002A, Specific Use Permit Amendment, 2613 Skyway Drive (City Council District 4), Item #13-SU090901, Specific Use Permit, 925 Jefferson Street (City Council District 2), and Item #5-SU091001, Specific Use Permit, 1519 E. Main Street (City Council District 5).

(The above items are not public hearing items).

Motion was made to **disapprove** the above listed plats without prejudice, and postpone cases SU061002A, SU090901 and SU91001. The action and vote on the Consent Agenda recorded as follows:

Motion: Lester

Second: Waggoner

Ayes: Koerth, Adams, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

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### AGENDA ITEM: #3-APPROVAL OF MINUTES:

Motion was made to **approve** the minutes of the Planning and Zoning Commission meeting of August 31, 2009. The action and vote recorded as follows:

Motion: Lester

Second: Waggoner

Ayes: Koerth, Adams, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

### AGENDA PUBLIC HEARING ITEM: #4-S091002, Site Plan, RaceTrac Great Southwest Parkway - 4055 S. Great Southwest Parkway (City Council District 6).

Senior Planner Mary Elliott presented the case report to the Commission for approval of a Site Plan for a convenience store with gasoline sales. The site is currently zoned Planned Development District 33 (PD-33) for general retail uses and is located at the northeast corner of S. Great Southwest Parkway and Bardin Road. This property is located in the Interstate Highway 20 (IH-20) Overlay District. The applicant is Mycoskie + McInnis Associates representing Race Trac stores.

Mrs. Elliott stated the proposed Convenience Store with Gasoline Sales will occupy a 4,997 square-foot masonry building on a 2.059 acre tract of land. The primary structure will include 55% brick and 45% stone materials on the front facade, which meets or exceeds the Interstate Highway 20 (IH-20) Corridor Overlay requirements. The convenience store will be open 24 hours a day, 365 days of the year. The stores are centrally monitored 24 hours a day, well lit and equipped with an alarm system. The site will include twelve gasoline pump islands and will not include a car wash. There will be approximately four to six employees per shift.

The Site Plan meets the parking and landscape requirements. There will be 31 parking spaces including two handicap spaces, which meets the 13 space requirement. The required landscape area for the General Retail (GR) District is 5% of the total site area. The proposed landscape area is 36% of the total site area. The dumpster enclosure will be an 8' tall masonry screening fence that is similar in material to the main structure and meets the requirements of UDC, Subsection 8.8.7.2.

The proposed gas canopy includes a flat roof structure. According to the IH-20 Corridor Overlay District, Section 3.D.2 requires roofline variation for non-residential buildings. It is therefore recommended that the gas canopy structure be designed with a pitched roof profile similar to the primary structure on the site.

Mrs. Elliott noted that a sloped gas canopy was approved for the Quik Trip facility currently under construction at the southwest corner of Pioneer Parkway and Robinson Road approved

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March 20, 2007 by Ordinance No. 7570 (case file SU070301/S070301). This property is located in the SH-161 Corridor Overlay District, which also requires roofline variation.

Mrs. Elliott also noted that a sloped gas canopy was approved for an existing RaceTrac store that is currently operating at the southwest corner of Palace Parkway and N. Beltline Road. This site is located in the Beltline Corridor Overlay District.

The lighting from the gas canopy will not create spillage onto residential zoning districts. The closest residentially zoned property is 765 feet away from the Site Plan area.

Mrs. Elliott noted the applicant is requesting the following appeal.

1. The proposed gas canopy includes a flat roof structure. According to the IH-20 Corridor Overlay District, Section 3.D.2 requires roofline variation for non-residential buildings. It is therefore recommended that the gas canopy structure be designed with a pitched roof profile similar to the primary structure on the site.

Mrs. Elliott said since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

- ❖ The Landscape Plan includes 36% landscape area, which exceeds the 5% landscape area that is required for the Planned Development 33 (PD-33) District.
- ❖ The exterior building materials on the front façade include 45% stone, which is more than the 10% stone requirement specified by the IH-20 Corridor Overlay District.

Commissioner Lester asked if the applicant gave an opinion regarding the roof line articulation requirement for the gas canopy.

Mrs. Elliott stated the applicant has a preference for a flat roof in lieu of a pitched roof for the gas canopy and is requesting a variance to construct a flat roof since the same appeal was approved March of this year for the site situated at the southwest corner of Bardin and Great Southwest Parkway. The site on the southwest corner will be sold by the applicant with an added deed restriction prohibiting any gasoline sales at that location.

Commissioner Waggoner asked if the applicant's former site at the southwest corner was located outside the Overlay District.

Mrs. Elliot stated no, the southwest corner is also located inside the Overlay District.

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Monica Holley with RaceTrac Petroleum, 3225 Cumberland Boulevard, Ste 100, Atlanta, Georgia stepped forward representing the case. Ms. Holley stated they are very excited to come to Grand Prairie and spent a lot of time creating a new image (both inside and out) for their stores.

Commissioner Lester asked Mrs. Holley why the appeal to the architectural roof line requirement was needed.

Ms. Holley replied it would not be difficult, but would like to keep their image as a flat roof canopy, which is part of their new design. Since the Canopy is higher than the main building, they would like to keep the profile of the canopy as low as possible.

Commissioner Waggoner asked if there are other RaceTrac Stores in the area with this new design.

Ms. Holley replied yes, there are several new stores within the DFW area with the new image design, which have flat roof canopies.

Vice-Chairman Garrett noted there were no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Lester moved to close the public hearing and approve case S091002 granting the applicants appeal for a flat roof over the gas canopy, the action and vote was recorded as follows:

Motion: Lester

Second: Gray

Ayes: Adams, Koerth, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #6-SU091002, Specific Use Permit, 1701 E. Main Street, (City Council District 5).

Senior Planner Martin Barkman presented the case report to the Commission for approval of a Specific Use Permit for a trucking company with outside storage. The site is currently zoned Light Industrial (LI) District and is generally located south of Main Street between 17th Street and 18th Street. This property is located in the Central Business District Three (CBD-3) Overlay District. The owner is United Rental. The applicant is Martin Transportation being represented by Walter Nelson.

Mr. Barkman stated the proposed use will function as a trucking company with a maintenance facility and outside storage for their own trucks and trailers. Trucking companies are a permitted use within the Light Industrial (LI) District. However, because of the site's location within the

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Central Business Overlay District No. 3, it requires approval of a Specific Use Permit. Staff is recommending the Specific Use Permit because it allows the City to establish conditions for their operations through an operational plan.

The existing site consists of 6.017 acres which is currently paved with a mixture of asphalt and concrete paving. On approximately 1.3 acres at the rear of the site the asphalt paving has deteriorated to a point where it does not meet the City's paving standards and cannot be used. This area is being designated as Phase 2 and will not be used until the paving can be upgraded to meet current City standards.

The remainder of the site is developed with three principal structures. The first being a 1,200 square foot one story brick building which is proposed to be used as an office. The second is a 14,400 square foot one story open sided structure, which will be used as covered parking for employee's personal vehicles. The third building is a 14,633 square foot metal building, with overhead doors, proposed to be used as a maintenance shop. The site provides 40 covered parking spaces for employees and 73 spaces for tractors and trailers. Additional employee parking will be available when tractors and trailers go out of the facility.

Martin Transportation proposes to use the site for limited trailer staging, parking for 80 tractors, and light maintenance will be done on an as needed basis for other equipment in the Martin Transportation network. The site will provide on-site parking for the drivers for three to five day trips.

The location will be manned by a terminal manager, a shop foreman, and seven mechanics. The facility will operate 24 hours a day 7 days a week, with the exceptions of holidays and scheduled and unscheduled shutdowns of the GM plant in Arlington.

The expected peak volume of tractors and trailers entering and departing the site is expected to be between 19 and 23 trips daily.

Mr. Barkman noted the applicant is appealing the requirement to provide masonry screening at the 25 foot building setback adjacent to the street right-of-way.

Mr. Barkman said since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

1. There is an existing wrought iron fence on the property line adjacent to E. Main Street. This entire site has been paved with the exception of approximately 1,600 square feet adjacent to the existing wrought iron fence along E. Main Street. The applicant has agreed to provide 58 five-gallon shrubs and 5 three-inch caliper trees with irrigation as a screening buffer adjacent to street right of way.

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2. The applicant is providing new landscaping adjacent to street right-of-way which will act as a living screen that would partially buffer the storage use from public right-of-way.

Commissioner Waggoner asked if there has been any feedback from the surrounding property owners regarding this case.

Mr. Barkman replied none.

Walter Nelson, 3012 Hobble Court, Grand Prairie, TX stepped forward representing Martin Transportation. Mr. Nelson stated Martin Transportation is a Grand Prairie business that has outgrown their current location on Roy Orr Boulevard. They would like to remain in the City of Grand Prairie.

Commissioner Lester asked Mr. Nelson to explain how the trucking business would operate and if there would be any outside storage.

Mr. Nelson stated what General Motors does is bring in auto parts to their facility from remote suppliers since they operate on a “just-in-time” production schedule at the GM plant. These trucks/trailers are used to transport the merchandise. On a rare occasion, there could be a truck loaded with merchandise on site. However, most of the time, the trucks and trailers will be empty while awaiting a new delivery assignment. Mr. Nelson noted they would also be required to meet the requirements set by the Environmental Services Department.

Vice-Chairman Garrett noted there were no more speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and approve case SU091002 granting the applicants appeal to the masonry screening requirement, the action and vote was recorded as follows:

Motion: Waggoner

Second: Koerth

Ayes: Adams, Koerth, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #7-SU091003, Specific Use Permit, Novas Auto Shop, 1121 E. Jefferson Street (City Council District 5).

Senior Planner Mary Elliott presented the case report to the Commission for approval of a Specific Use Permit for an automotive repair shop with tire repair. The site is currently zoned Commercial (C) District and is generally located south of Jefferson Street and east of Stephens Parkway. This property is located in the Central Business District Three (CBD-3) Overlay

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District. The owner is James C. Hardin. The applicant is Zeferino Nova and the agent is Monty Hudson.

Mrs. Elliott stated this request is for a Specific Use Permit for an automotive repair shop with tire repair. An existing 1,785 square foot brick building is located on a 0.36 acre tract of land. The owner plans to leave the existing building in its current legal nonconforming condition. The proposed and existing uses will require five parking spaces. The Site Plan shows 13 parking spaces with one handicapped space. All existing parking areas are currently constructed of concrete. The required landscape area for the site is 5% of the gross site area. The amount of landscaping proposed meets this requirement; however, there are no existing landscape materials. The owner has agreed to plant four Live Oak trees along Stephens Parkway with irrigation.

According to Article 8, "Landscaping and Screening," Subsection 8.9.5(A), all non-residential development shall be required to erect a "Type 1" fence on property lines adjacent to property zoned two-family. A six-foot masonry wall is required at the rear of the property, since the property to the south is zoned Two Family (2F) District. Since a six-foot wood fence and a vegetated alleyway already exist along the adjacent property line, the applicant is requesting an appeal to this requirement.

According to Article 8, "Landscaping and Screening," Subsection 8.9.6(A), all outside storage shall require a "Type 1" screening fence within 40 feet of a street right-of-way line. A six-foot masonry wall is required along Stephens Parkway. The applicant is requesting an appeal to construct a six-foot cedar fence, since most of the commercial fences in the immediate vicinity are chain link fences. Knox locks will be provided on the gate for Fire Department access.

According to Article 8, "Landscaping and Screening," Subsection 8.9.7.2, dumpster areas shall be screened by a solid non-transparent masonry wall similar in material to the main structure. The applicant is requesting an appeal to construct a six-foot cedar fence, since the dumpster location is a pre-existing condition.

All tire storage shall be within the existing main building or storage building at the rear of the property. Storage areas for old tire storage, prior to disposal, must be covered to avoid water in tires and mosquito harborage. New tires must also be stored in areas designated for tire storage. The applicant understands that tire storage may not exceed 6 feet in height, and must meet all code requirements for the Fire Department and Building Inspections Division.

According to the operational plan, the hours of operation will be 8:00 a.m. to 6:00 p.m., Monday through Saturday. A typical business day will have three employees on staff. There will be no more than 8 vehicles stored on site for repairs.

Mrs. Elliott said since the proposed use is an auto repair shop with tire repair and replacement, all automobiles stored on site shall have a completed work order on file in the office. Work orders shall not exceed 90 days. Automobiles stored on site for the purpose of repair do not

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include employee parking or visitor parking. Five employee and visitor parking spaces are shown in the front yard on the Site Plan. Eight parking spaces are shown in the rear yard for automobiles needing repair. Automobiles stored on site for the purpose of repair may not remain on site past 90 days.

Mrs. Elliott stated the applicant is requesting the following three appeals:

1. In accordance with Article 8, Subsection 8.9.5(A), a six-foot masonry wall is required at the rear of the property, since the property to the south is zoned Two Family (2F) District. Since a six-foot wood fence and a vegetated alleyway already exist along the adjacent property line, the applicant is requesting an appeal to this requirement.
2. In accordance with Article 8, Subsection 8.9.6(A), a six-foot masonry wall is required along Stephens Parkway. The applicant is requesting an appeal to construct a six-foot cedar fence, since most of the commercial fences in the immediate vicinity are chain link fences.
3. According to Article 8, Subsection 8.9.7.2, dumpster areas shall be screened by a solid non-transparent masonry wall similar in material to the main structure. The applicant is requesting an appeal to construct a six-foot cedar fence, since the dumpster location is a pre-existing condition.

Mrs. Elliott stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

- The owner has agreed to plant four Live Oak trees along Stephens Parkway with an irrigation line to serve them.
- The property will retain the vegetation that runs along the south property line that is adjacent to the single family residence.
- There will be no outside storage of new or used tires.

Commissioner Lester asked for any code violations on this property.

Mrs. Elliott replied there was an individual living in a trailer onsite. Code Enforcement issued them a citation and they are no longer there. The auto repair operation itself has no outstanding violations on record.

Monty Hudson, 3402 Founders Trail, Arlington, TX stepped forward representing the case and stated he was available to respond to any questions.

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Vice-Chairman Garrett noted there were no questions from the Commission, and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Koerth moved to close the public hearing and approve case SU091003 granting the applicants appeal for a six-foot wood fence and a vegetated alleyway at the rear of the adjacent property line, to construct a six-foot cedar fence along Stephens Parkway, and to screen the existing dumpster with a six-foot cedar fence, the action and vote was recorded as follows:

Motion: Koerth

Second: Moss

Ayes: Adams, Koerth, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

### AGENDA PUBLIC HEARING ITEM: #8-SU091004, Specific Use Permit, Cell Tower TX-DALO185, 307 W. Warrior Trail (City Council District 2).

Current Planner Ryan Miller presented the case report to the Commission for approval a Specific Use Permit for a cellular tower that encroaches into the setback of a residential zoning district specified by Section 24.5.2 of the Unified Development Code. The site is currently zoned Single Family One (SF-1) District and is generally located south of W. Warrior Trail and east of Corn Valley Road. The owner is Grand Prairie Independent School District. The applicant is Todd Barclay with Clearwire and the agent is Glenn Davis.

Mr. Miller stated the applicant, upon the recommendation of staff, has modified this request to a Specific Use Permit for the construction of a telecommunications monopole in a residential zoning district on unplatted property. The applicant has agreed to relocate the tower site further away from the existing residential neighborhood situated west of the high school athletic fields.

Mr. Miller stated the proposed lease area would function as an unmanned telecommunications tower with an equipment storage area adjacent to the monopole. The monopole and the equipment storage area will be new construction and support three (3) antennas/microwave dishes that will send and receive wireless signals within the FCC dedicated 2.5 GHz signal bandwidth. The site will be accessible to certified Clearwire technicians twenty-four hours a day, seven days a week from both Warrior Trail (via a private drive owned by Grand Prairie Independent School District) and Corn Valley Road (via Kirby Creek Municipal Park to the south).

Mr. Miller noted the applicant is appealing to allow a telecommunications tower that is not constructed with an Alternative Mounting Structure and is located on residentially zoned property that is unplatted. Three specific appeals have been identified:

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1. According to Article 24, “Wireless Telecommunications Facilities”, Section 3.2, “Platted Lots”, of the Unified Development Code, “...unless an exception is granted by the Planning and Zoning Commission telecommunications facilities requiring rezoning or a Specific Use Permit (SUP), including towers and related equipment buildings, shall be located on a platted lot.”
2. According to Article 24, “Wireless Telecommunications Facilities”, Section 5.2, “Residential Zoning”, of the Unified Development Code, “... telecommunications towers are not permitted in any residential zoning district and must be a minimum of a three (3) to one (1) distance to height ratio from a single family residential district ...”
3. According to Article 24, “Wireless Telecommunications Facilities”, Section 2, “Definitions”, an Alternative Mounting Structure is defined as “A man made tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas”. Furthermore, Section 24.2.5.6.C requires approval of an SUP for towers located within residential zoning districts.

Mr. Miller also noted a similar SUP request has been approved by both the Planning and Zoning Commission and the City Council for this property. As a result of this precedence, and since the applicant has agreed to relocate the tower site further away from the existing residential neighborhood situated west of the high school athletic fields, staff does not object to the applicants appeals.

Mr. Miller stated although the applicant is requesting the three appeals noted above, the Development Review Committee (DRC) considers this Specific Use Permit (SUP) application to meet the spirit and intent of Article 24, “Wireless Telecommunications Facilities,” of the Unified Development Code. The applicant’s appeals are deemed acceptable since there is another wireless telecommunications tower on the property that is constructed to a similar scale as the proposed structure. Furthermore, there are conditions contained in the draft ordinance that ensure that the site will be operated in full compliance with all applicable federal, state, and local regulations. Furthermore, all prescribed height-to-setback ratios will be met from adjoining residential neighborhoods abutting both the high school property and Kirby Creek Municipal Park to the south. Therefore, the DRC recommends full approval of this SUP request.

Glenn Davis, 4025 Dorris Road, Irving, TX stepped forward representing the case. Mr. Davis complimented Mr. Miller and staff on preparing this case, and offered to respond to any questions from the Commission.

Vice-Chairman Garrett noted there were no questions, and there were no other speaker cards submitted for this case.

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There being no further discussion on the case, Commissioner Adams moved to close the public hearing and approve case SU091004 granting the applicants appeal to allow a telecommunications tower that is not constructed with an Alternative Mounting Structure located on a residentially zoned property that is unplatted, the action and vote was recorded as follows:

Motion: Adams

Second: Philipp

Ayes: Adams, Koerth, Waggoner, Gray, Philipp, Lester, Moss, and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #9-TA091001, Text Amendment, Article 4, "Permissible Uses", of the Unified Development Code.

Senior Planner Mary Elliott presented the case report to the Commission to amend Section 9, "Small Wind Energy Systems," of Article 4, "Permissible Uses" of the UDC. This amendment will add provisions for rooftop mounted wind turbines, historic/culturally significant structures and additional safety language. The applicant is the Planning Department

Mrs. Elliott stated the amendments to Article 4, "Permissible Uses," Section 9, "Small Wind Energy Systems" are being proposed to provide for the addition of provisions for rooftop mounted wind turbines, historic/culturally significant structures and additional safety language.

On August 25 of this year, a review and briefing was held by the City Manager's staff before the City Council Development Committee for consideration of initiating said amendments to Article 4. After consideration of these amendments, the City Council Development Committee directed staff to prepare an ordinance amending Article 4, Section 9, "Small Wind Energy Systems" for submittal to the Planning and Zoning Commission for consideration of a recommendation to the City Council.

Mrs. Elliott state five significant amendments are proposed:

1. **Section 4.9.1.1.A** of the proposed revisions will add protection for historic or culturally significant structures, vistas and landscapes. These protections are currently in place for areas within 300 feet of proposed telecommunication towers.
2. **Section 4.9.1.1.K** will include additional safety language to address an automatic shut off and lock on the turbine if there is a power loss. If there is a power outage, the turbine will need to shut down and lock itself off until it is restored. This is to prevent back feeding the utility lines and possibly hurting someone working on them up-stream.

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3. **Section 4.9.1.2.A, B & C** of the proposed revisions will allow rooftop-mounted wind turbines, in non-residential districts (CBD-3, CBD-4, HC, LI and HI) with an SUP.
4. **Section 4.9.1.3.I** has a proposed additional diagram to show the recommended height to distance relationship between towers and adjacent structures. Adding this diagram was recommended at the March 5, 2009 City Council Development Committee meeting.
5. **Section 4.9.3** has three proposed new definitions: Rooftop Mounted Wind Turbines, Setbacks and Tower Mounted Wind Turbines.

The proposed text amendment was reviewed at the August 25, 2009 Development Review Committee meeting, and was sent forward to the Planning and Zoning Commission as shown.

Mrs. Elliott stated the Development Review Committee recommends approval of the noted amendments to Article 4, "Permissible Uses," Section 9, "Small Wind Energy Systems" of the Unified Development Code as shown in the draft ordinance.

Vice-Chairman Garrett noted there were no speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Koerth moved to close the public hearing and approve case TA091001 as recommended by staff, the action and vote was recorded as follows:

Motion: Koerth

Second: Waggoner

Ayes: Adams, Koerth, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #10-TA091002, Text Amendment, Article 6, "Density and Dimensional Requirements", of the Unified Development Code.

Current Planner Ryan Miller presented the case report to the Commission to amend Section 5, "Minimum Yard Setbacks (Residential)," of Article 6, "Density and Dimensional Requirements," of the UDC and add Section 6, "Carports," to Article 6 "Density and Dimensional Requirements," of the UDC. The purpose of this amendment is to regulate the construction of carports in all Single Family (SF) zoning districts. The applicant is the Planning Department.

Mr. Miller stated the amendments to Article 6, "Density and Dimensional Requirements," of the Unified Development Code are being proposed to provide for the addition of text affecting the density and dimensional requirements for carports.

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The primary purpose of the proposed amendments is to restrict the construction of carports in all Single Family zoning districts, and to add a provision for the approval of said structures through a Special Exception request to the Zoning Board of Adjustments and Appeals (ZBA). The amendment provides specific criteria that board members will be asked to examine prior to making a ruling on these cases, and restricts the use of certain prohibited materials in the construction of carports.

Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states:

“Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council directing the City Manager to initiate such a request on behalf of the City or by the City Manager's own initiative.”

On August 25, 2009, a review and briefing was held by the City Manager's staff before the City Council Development Committee for consideration of initiating said amendments to Articles 6. After consideration of these amendments, the City Council Development Committee directed staff to initiate the preparation of an ordinance amending Article 6, “Density and Dimensional Requirements” for submittal to the Planning and Zoning Commission for consideration of a recommendation to the City Council.

Mr. Miller stated the Development Review Committee recommends approval of the noted amendments to Article 6, “Density and Dimensional Requirements,” as shown in the draft ordinance.

Vice-Chairman Garrett noted there were no speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and approve case TA091002 as presented by staff, the action and vote was recorded as follows:

Motion: Waggoner

Second: Philipp

Ayes: Adams, Koerth, Waggoner, Gray, Philipp, Lester, Moss and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

Commissioner Lester moved to adjourn the meeting.

The meeting adjourned at 8:00 p.m.

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Tommy Garrett ,Vice-Chairman

ATTEST:

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Carol Ann Adams, Secretary